



City of Chicago



O2016-6317

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-G at 803-811 W Belden Ave - App No. 18925T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18925 TI
INTRO DATE:
SEPT. 14, 2016

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 5-G in an area bound by

The alley next West and parallel to North Halsted Street, West Belden Avenue, North Halsted Street, a line 75 feet South of and parallel to West Belden Avenue.

to those of a RM-5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 803-811 W Belden Avenue, Chicago, IL 60614.

NARRATIVE
803-811 W Belden

Zoning from RT-4 to RM-5

In order to allow for the construction of a new dormer on the rear of the existing row home unit located at 811 W Belden (as part of the 803-811 W. Belden Town Homes) to allow the addition of approximately 351 square feet on the 4th floor/attic of the existing unit, for a total of approximately 708 square feet on the 4th floor, 4 dwelling unit town house building.

This addition will make the unit similar to the three other units located at the 803-811 W. Belden Town Homes, which all had the same type of addition constructed in 2005 under an identical zoning change and restricted covenant. This unit (811 W. Belden) was included in that previous zoning change, but the owners at the time did not follow through with construction. This zoning change is intended to reinstate the previously approved zoning change to allow the new owners to proceed with the addition and bring the unit into conformance with their three adjacent neighbors in the town home association.

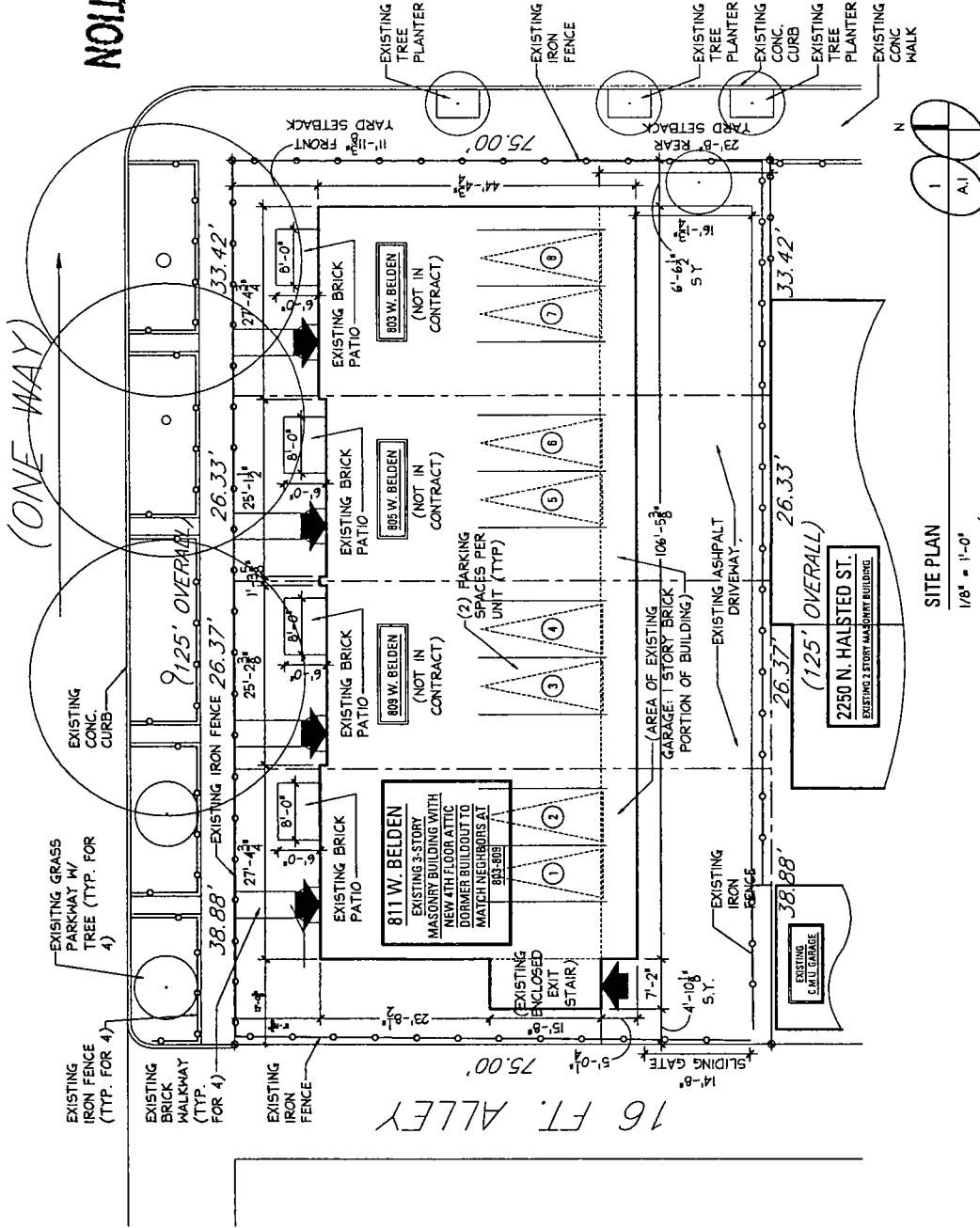
	RM-5
FAR	1.5
Lot Area	9,375
Lot area Rear Dwelling Unit	2,343 Square Feet
Building Area	13,818 Square Feet
Building Height	41 Feet 9 Inches
Front Setback	11 Feet 11 3/8 Inches (existing)
Rear Setback	23 Feet 8 Inches (existing)
West side Setback	4 Feet 10 1/8 Inches (existing)
East side Setback	6 Feet 6 1/2 Inches (existing)
Parking	8 (existing)

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

W. BELDEN AVENUE
(ONE WAY)

N. HALSTED STREET
(TWO WAY STREET)



SITE PLAN
1/8" = 1'-0"

jSa
Jonathan SPLITT architects llc
4001 north reynoldswood avenue
suite 801
chicago illinois 60613
773 883 1017 fax 773 883 3081

project 1520
description BENEDETTO FAMILY
DORMER CONVERSION
811 W BELDEN AVE.
CHICAGO, IL 60614
date 09.01.2016 ZONING CHANGE
APPLICATION

-EXISTING DORTHER TO REMAIN PREP
 FOR (2) NEW SKYLIGHTS (TYP.).
 -REMOVE EXISTING COLLAR TIES
 (TYP.)
 -REMOVE EXISTING DOOR (TYP.)
 -REMOVE EXISTING STUD WALLS
 (TYP.)


$$\frac{1}{8} - \frac{1}{8}$$



date 09/01/2016 ZONING CHANGE APPLICATION

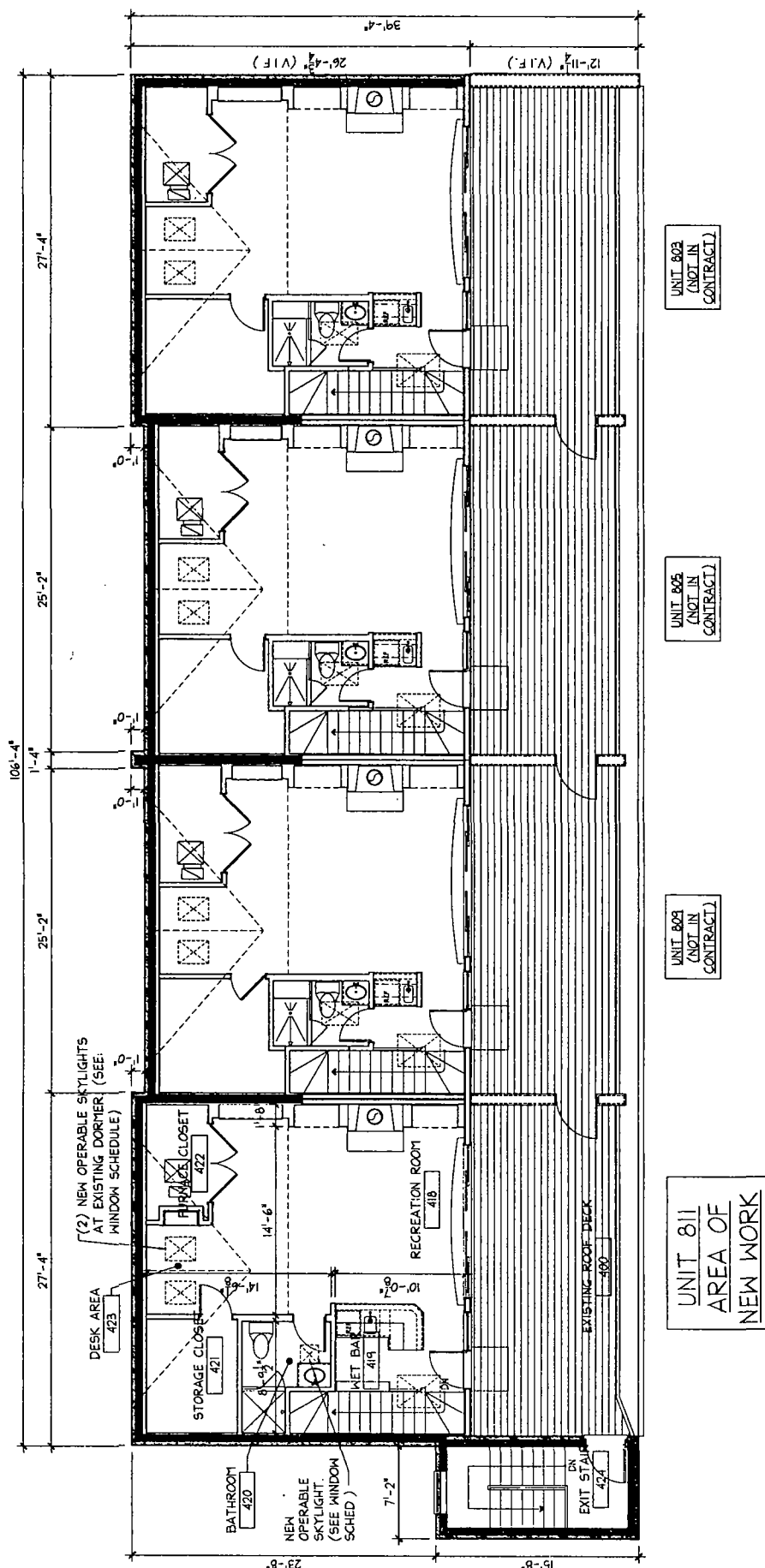


A diagram of a genus-2 surface (a torus with two holes). A horizontal line segment is drawn across the uppermost hole, labeled with the letter 'z' to its left.

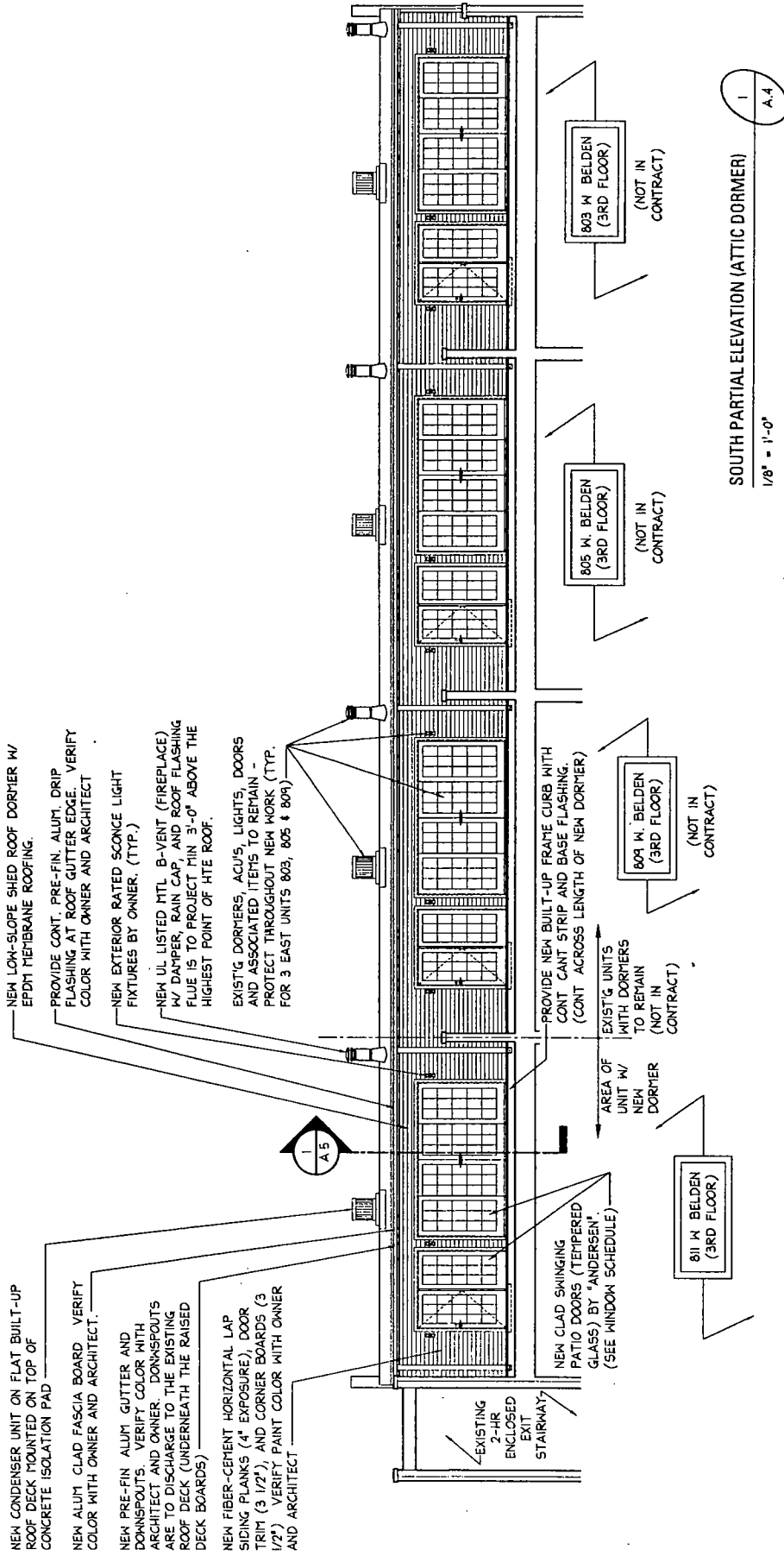
A diagram of a genus-2 surface (a torus with two holes). A horizontal line segment is drawn across the uppermost hole, labeled with the letter 'z' to its left.

j|sa
Jonathan SP|TT architects ltd.
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project	1620
description	 <p> BENEDETTO FAMILY DORMER CONVERSION 811 W BELDEN AVE CHICAGO, IL 60614 </p>
date	09.01.2016 ZONING CHANGE APPLICATION



FINAL FOR PUBLICATION



jsa
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project 1520

description BENEDETTO FAMILY
DORMER CONVERSION
811 W BELDEN AVE.
CHICAGO, IL 60614

date 09.02.2014 ZONING CHANGE
APPLICATION



1
A.4

EXISTING ROOF TO REMAIN. RAFTERS THAT PASS THROUGH THE EXISTING NORTH GABLE DORMER. CONSTRUCTION.

NEW LOW-PITCHED SHED ROOF DORMER CONSTRUCTION.

EXISTING NORTH GABLE DORMER TO REMAIN.

AREA OF NEW CONSTRUCTION

EXISTING CONSTRUCTION TO REMAIN (TYP)

EXISTING WALL CONSTRUCTION (UL #1902 4-HR.) TO REMAIN (TYP. @ NORTH WALL - V.I.F.)

- 3/4" GYP BD
- VAPOR BARRIER
- 1/8" MTL FURRING @ 16" O.C.
- FIBERGLASS INSUL
- NOT 6" C.M.U. W/ DUROWALL TYPE JOINT REINF @ 16" O.C.
- FACE BRICK VENEER

EXISTING FLOOR CONSTRUCTION TO REMAIN (TYP. - V.I.F.)

- 3/4" TIG PLYWOOD SUBFLOOR, GLUED & NAILED
- 16" DEEP TOP CHORD BEARING FLR TRUSSES AT 16" O.C.
- (2) LAYERS 1/2" GYP BD.

EXISTING WALL CONSTRUCTION (UL #1418 2 HR.) TO REMAIN (TYP. @ SOUTH WALL - V.I.F.)

- (3) LAYERS 1/2" GYP BD
- VAPOR BARRIER
- 6" NOM 1B GA MTL STUDS @ 16" O.C. W/ CORNER SHAY BRACING
- R-24 FULL BATT INSULATION
- 1/2" EXT GYP BD SHEATHING
- JUMBO BRICK VENEER W/ MTL TIES EVERY 4 COURSES @ 24" O.C.

EXISTING MASONRY UNIT DEMISING WALL PENETRATION THRU ROOF DECK WITH SHINGLING GATE (TYP. FOR 4 UNITS)

EXISTING OPEN-WEB WOOD FLOOR TRUSSES AT 12" O.C. UNDER ROOF DECK (TYP.)

NEW ROOF BEARING + 40' - 2 1/4"

B/HEADER + 32' - 7" (V.I.F.)

EXISTING ATTIC FLOOR DECK + 32' - 7" (V.I.F.)

EXISTING ATTIC FLOOR DECK + 22' - 7" (V.I.F.)

EXISTING ATTIC FLOOR DECK + 10' - 8" (V.I.F.)

2ND FLR + 10' - 8" (V.I.F.)

16" DEEP STEEL LINTEL OVER GARAGE DOOR OPENING (V.I.F.)

8" DEEP STEEL LINTEL OVER GARAGE DOOR OPENING (V.I.F.)

EXISTING CONCRETE SLAB-ON-GRADE (6").

EXISTING WALL CONSTRUCTION TO REMAIN (TYP. @ SOUTH WALL - V.I.F.)

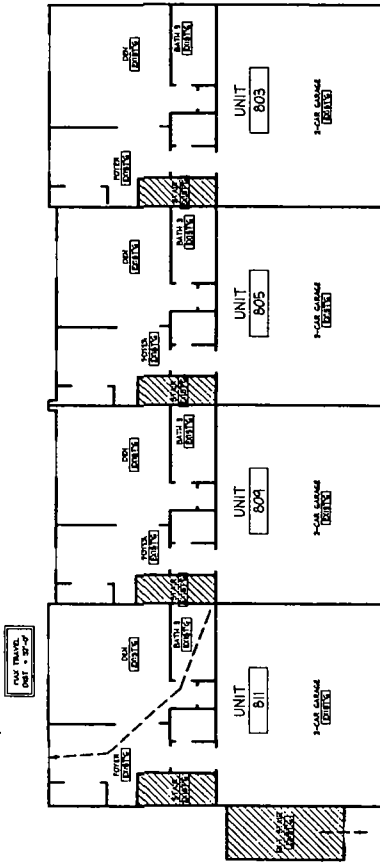
- 3/4" GYP BD
- VAPOR BARRIER
- 1/8" MTL FURRING @ 16" O.C.
- FIBERGLASS INSUL
- NOT 6" C.M.U. W/ DUROWALL TYPE JOINT REINF @ 16" O.C.
- FACE BRICK VENEER

1/8" = 1'-0"

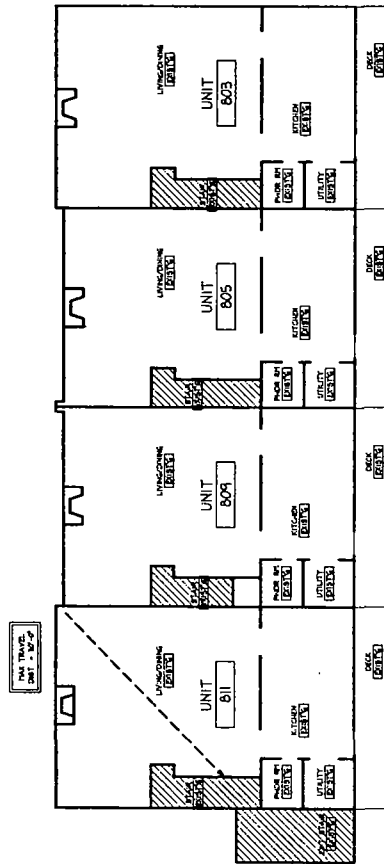
TYPICAL BUILDING SECTION (LOOKING EAST)

1 A.5

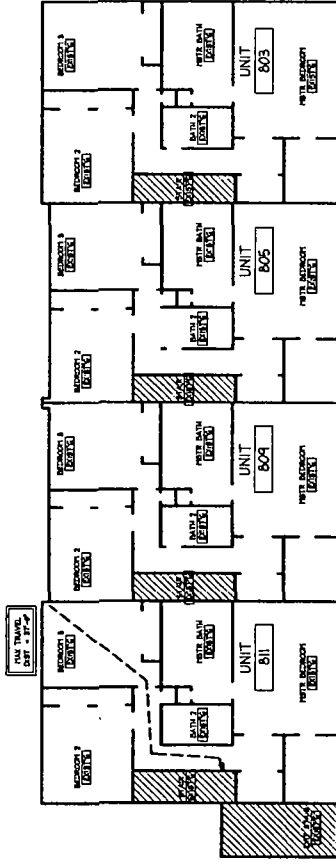
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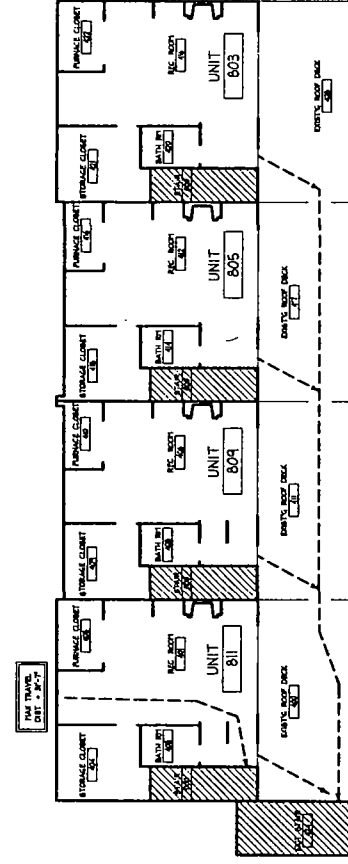
FIRST FLOOR EXIT DIAGRAM (EXISTING)
N.T.S.



SECOND FLOOR EXIT DIAGRAM (EXISTING)
N.T.S.



THIRD FLOOR EXIT DIAGRAM (EXISTING)
N.T.S.



FOURTH FLOOR EXIT DIAGRAM (NEW)
N.T.S.

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project #220
description BENEDETTO FAMILY
CONVERTER CONVERSION
811 N BELDEN AVE
CHICAGO, IL 60614
date 09.01.2014 ZONING CHANGE
APPLICATION

